## PRELIMINARY PLAT INDEX LEGEND **SCHARES ESTATES** COUNTY: BUCHANAN / SECTION 33 / TWP 89 N / RANGE 10 W **DESCRIPTION:** ALIQUOT PART : SW 1/4 PART OF THE SW 1/4 OF SECTION 33 TOWNSHIP 89 NORTH, RANGE 10 WEST OF THE 5TH P.M. BUCHANAN COUNTY IOWA, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION 33; THENCE S89°40'04"E, 256.92 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 33 TO THE POINT OF BEGINNING. THENCE CONTINUING S89'40'04"E, 877.59 FEET; TO THE SW CORNER OF PARCEL "I" AS RECORDED IN INSTRUMENT #2019R03487 OF THE SUBDIVISION: BUCHANAN COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL "I" NOO"18'06"E, 509.06 FEET TO THE NORTHWEST CORNER OF PARCEL "E" AS RECORDED IN BLOCK: INSTRUMENT #2009R03377 OF THE BUCHANAN COUNTY RECORDS; THENCE N89'52'21"W, W 1/4 CORNER SEC 33-89-10 888.03 FEET; THENCE S00°52'57"E, 506.00 FEET TO THE POINT OF BEGINNING. DESCRIBED LOT: LAND CONTAINS 10.29 ACRES INCLUDING 1.06 ACRES OF PUBLIC ROAD RIGHT OF WAY AND IS FD 1/2" REBAR & YPC#8033 PROPRIETOR: SCHARES CONSTRUCTION SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. FROM TIES BK 2, PG 654 00°52′57″ 2148.41′ REQUESTED BY: MIKE SCHARES PREPARED BY: BRIAN M. CRAWFORD, PLS-CRAWFORD ENGINEERING 205 2ND AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077 Zoning N 89°52′21″ W 888.03' **Subdivision Notes:** Lots will be served by private wells and septic systems N 89°40′04″ W 89°52′21″ S 89°52'21" E 89°52′21″ E N 89°52′21″ W Lots are subject to a 30 ft. wide X 80 ft. depth 256,92 189.99 248,77 248.78 200,49 ingress/egress easement for the shared driveways as NW CORNER shown hereon. PARCEL "E" Part of this development is within the flood hazard 960 90 Building Setback Building Setback area (Zone A) based on FEMA Map #19019C0275D Dated July 16, 2008. Iowa DNR Flood Plain 968 Setback Management has determined the BFE is 950.7 feet. (IDNR Work Rec. # 87965 Dated 10-29-2019) This Subdivision is located in the Jesup Fire District. 195AI Building Scale: 40', OVERLAND DRAINAGE EASEMENT 96<sub>4</sub> z S 506,00′ 00°52′57″ / 507.57′ 508,4 LOT 4 uilding LOT 1 LOT 3 LOT 2 Setback 96183 sq. ft 126139 sq. ft 126363 sq. ft 99328 sq. ft 2.90 Acres 2.21 Acres 2.90 Acres 2.28 Acres PARCEL "I" Including 0.23 Including 0.23 Including 0.30 INST#2019RO3487 Including 0.30 Ac. R.O.W. Ac. R.O.W. Ac. R.O.W. Ac. R.O.W. Ø 00\*18′06 SW CORNER Building Setback S 1/4 CORNER Building Setback SEC 33-89-10 SEC 33-89-10 30' ACCESS EASEMENT -FD CUT X IN PCC 30' ACCESS EASEMENT FD CUT "X" IN PCC SHARED ENTRANCE FROM TIES BK 2, PG 649 10' utility easement 10' utility easement SHARED ENTRANCE - 10'\utility 960 958 S 89°40′04" E S 89°40′04" E N 89°40′04″ 958 S 89°40′04" E S 89°40′04" E 89°40′04″ S 256.92 190.00 248.79 248.80 190.00 1502,65 20ning 53' R.O.W. COUNTY D-22 220TH STREET Point of Beginning S 89°40′04″ E 877,59 SCHARES ESTATES Legend SCHARES ESTATES I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUBDIVISION BOUNDARY **ZONING:** PROPERTY LINE / LOT LINE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR **OWNER/DEVELOPER:** PREPARED BY: BUCHANAN COUNTY, IOWA UNDER THE LAWS OF THE STATE OF IOWA **EASEMENT** Mike and Donna Schares Crawford Engineering & Surveying Inc. LICENSE RENEWAL DATE: 12-31-20 LICENSE NO. 17344 BUILDING SETBACK LINE **BULK REGULATIONS:** DRAWN BMC 1199 220th Street 205 2nd Avenue NE NGINEERING FOUND USPLSS CORNER AS NOTED Front Yard Depth = 50 ftCHECKED DTC Jesup, Iowa 50648 Independence, Iowa 50644 11-22-19 FOUND 1/2" IP WITH CAP #8812 & S URVEYING, Side Yard Width = 25 ft PROJ NO 19229 Contact: Mike Schares Contact: Brian M. Crawford DATE BRIAN M. CRAWFORD SET CUT "X" IN PCC PAVEMENT CADD FILE Rear Yard Depth = 50 ft (319) 827-1819 Ph: (319) 334-7077 205 2nd Ave NE Independence, Iowa 50644 O SET 1/2" IP W/ YEL. CAP #17344

## Schares Estates Buchanan County, Iowa Existing Soils Information from Buchanan County Soil Survey

Name	Soil No.	Table 16 Perm Rate	Table 12 Restrictive Soil Features for Absorption Fields
Clyde	391B	2-6 in/hr	Severe
Olin	408B	2-6 in/hr	Slight
Sparta	41B	2-6 in/hr	Severe
Spillville	485	0.6-2 in/hr	Severe

## Excerpt from Page 61 - Buchanan County Soil Survey:

Table 12 shows the degree and kind of soil limitations that affect septic tank absorption fields, sewage lagoons, and sanitary landfills. The limitations are considered slight if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome; moderate if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations; and severe if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.